



CAIRNSMORE

SUSTAINABLE NEIGHBOURHOOD PLAN



PHASE I COMMUNITY INPUT SUMMARY
May 25 to June 12, 2018

Character • Care
Families • Quiet
Trees • Neighbours
Walkable • Heritage
Cafe • People • Pride
Gardens • Connected
Porches • Small • Play
Pathways • Convenience
Diversity • Nature • Yards
Community • Proximity
Cycling • Safe • Stable
Beauty • Residential
History • Memories
Details • Greenery
Local Businesses
Memorable



www.placespeak.com/cairnsmore



AT A GLANCE...

This page provides a quick summary of public input to date. Learn more by browsing the full report.



People love...

- Small community and family feeling
- Unique architectural character
- Pride of ownership
- Large lots with space for yards and gardens
- Mature trees
- Heritage buildings
- Schools, daycare, care home, church
- Small-scale, local businesses
- Walkability



People are concerned about...

- Traffic and speeding
- Crime and negative activities
- Pedestrian and cyclist safety
- Effects of new development on neighbourhood character and quality
- Erosion or loss of “community feel”
- Stormwater
- Loss of large trees
- Garbage and litter



People have ideas about...

- Design guidelines
- Types of future development
- Traffic calming
- Pedestrian connections
- Additional or improved green spaces
- Celebration of history, heritage, and art
- Additional small-scale commercial
- Community “hub” areas
- Crime prevention and monitoring

KEY THEMES:



HOUSING: The existing housing style and uniqueness is valued and worth preserving. New additions should be carefully planned and designed to fit this context. Concerns exist about new development affecting the neighbourhood character and a desire for maintaining the “quiet” residential feel of the area.



COMMERCIAL: Small businesses are positive assets and efforts should be made to retain them. Additional small businesses may warrant consideration, although large-scale or franchise businesses may not fit with the area. Opportunities may exist to create a pedestrian-focused “village plaza” setting around the commercial area.



CONNECTIONS: Walkability of the neighbourhood is an asset. Safety-related traffic concerns exist at major intersections into the neighbourhood and increasing traffic has perceived impacts. Traffic calming, improved cycling routes, crosswalks, and sidewalks may warrant consideration in some areas.



GREEN SPACE: Existing open and greenspaces are important, but many are on private land and not guaranteed protection. Large trees are highly valued and considered essential to the character of the community. Securing additional public greenspace for amenities like a playground, dog park, or gardens may warrant consideration.



COMMUNITY SPIRIT: Places and destinations for people to gather – community halls, coffee shop, cul-de-sacs, open spaces – play an important role in connecting residents. Opportunities to increase interactions, including with groups have been previously less engaged, may be welcome.



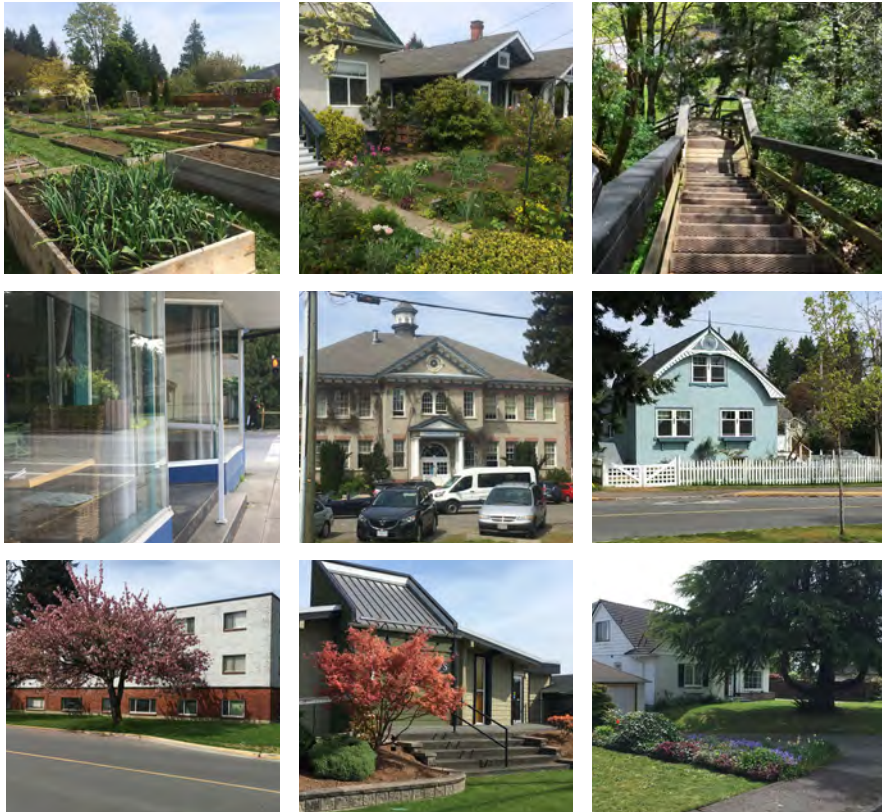
ENVIRONMENT: The urban tree canopy is an environmental asset that cannot be readily replaced if lost. Smaller houses, yards with gardens, and proximity to downtown and services support sustainability. Improving stormwater management practices and adding infrastructure for alternative transportation and mobility may be considered.



HERITAGE, ARTS & CULTURE: The existing architectural heritage should be acknowledged. First Nations heritage should be celebrated. Opportunities for growth of public art and celebration through events and physical displays warrants consideration.

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The Cairnsmore neighbourhood is home to approximately 850 of Duncan's nearly 5,000 residents. As an established neighbourhood, it is important to build an understanding of the community today to carefully integrate what is important to keep with what could be improved in the future.

CAIRNSMORE NEIGHBOURHOOD PLAN

PHASE I COMMUNITY INPUT SUMMARY May 25 to June 12, 2018

I | PLANNING PROCESS

In 2018, the City of Duncan initiated the Cairnsmore Neighbourhood Plan to work with the community and decide what's important to protect and celebrate in the neighbourhood, as well as to identify potential improvements for the long term.

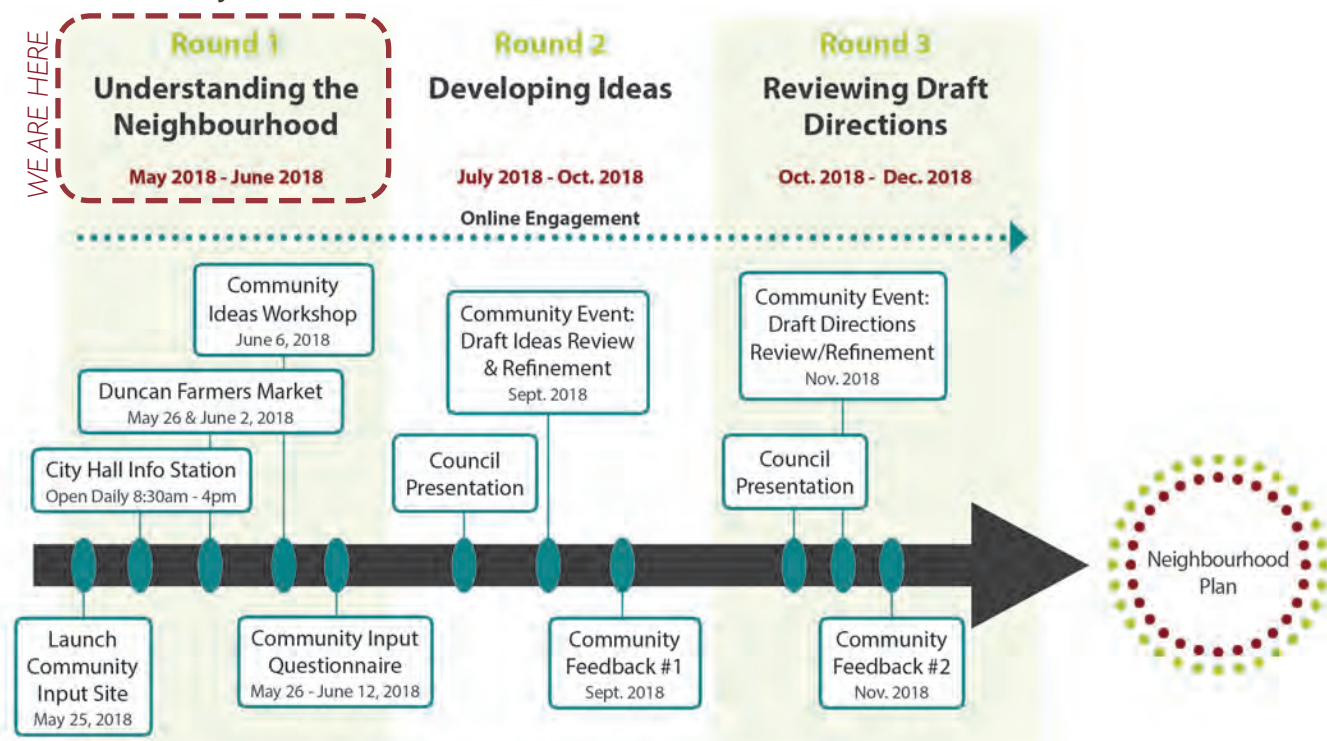
Phase 1 of the process has focused on gathering information to understand the neighbourhood's background and existing conditions, begin building a framework for opportunities and constraints, and gather preliminary ideas from the community. This summary documents the feedback gathered to date and will build a foundation of understanding and considerations for developing potential plan directions to be explored in Phase 2.

As part of Phase 1, community engagement was undertaken to raise awareness about the process and gather early ideas and insights about Cairnsmore. This summary documents the public input received.

NEIGHBOURHOOD LOCATION MAP



OVERALL PROJECT PROCESS



2 | ENGAGEMENT OVERVIEW

Public engagement for the Cairnsmore Neighbourhood Plan includes three phases. Engagement during the first phase has been focused on building an understanding of participants' perceptions of the Cairnsmore neighbourhood – what they love, what concerns them, and what their hopes are for the future. A key component of this phase has been building awareness and encouraging participation from a wide range of participants.

Phases 2 and 3, planned for fall 2018, will engage participants in the development, refinement, and evaluation of options to be included in the neighbourhood plan.

PHASE I OUTREACH

The Phase 1 engagement period ran from mid-May through June 2018. This summary includes an overview of information received to date.

The following outreach was completed to inform community members about opportunities to participate:

- **PlaceSpeak Website:** Project page at www.placespeak.com/Cairnsmore.
- **Facebook:** Posts on the City of Duncan's Facebook page.
- **Neighbourhood Postcards:** Drop of postcards to properties within the Cairnsmore neighbourhood.
- **Community Group Emails & Phone Calls:** Targeted emails and calls to approximately 25 local community groups and businesses, with requests for participation and support building public awareness.
- **Public Emails:** Establishment of a project email list for notifying interested participants in upcoming engagement opportunities.
- **Project Info Station:** Project information available at City Hall during business hours.
- **Project Park Signs:** Large signs at the corner of Cairnsmore St. and Government St. and at the bus shelter on Cavell St.

Why is a Neighbourhood Plan being Developed for Cairnsmore?

There is much that people love about Cairnsmore today – from established heritage buildings, to mature trees, to the proximity to Duncan's downtown and hospital. However, change happens. The City of Duncan is undertaking a neighbourhood plan for Cairnsmore to support future changes that align with the neighbourhood's existing character and identify potential community investments that will enhance the area. Details about the project are posted on the City of Duncan's *PlaceSpeak* website.

Engagement Objectives for the Cairnsmore Neighbourhood Plan:

- Raise awareness amongst residents and interest groups about the Cairnsmore Neighbourhood Plan and invite their participation in the process;
- Research, summarize, and share information about the Cairnsmore community's history and current context to use as a starting point for discussing its future;
- Gather feedback to understand community vision and "needs" and "wants" for community features, land use, community character, transportation, parks and open space, and sustainability;
- Collaborate on the development, refinement, and evaluation of concept options that could be a fit for Cairnsmore's future;
- Facilitate a dialogue within the neighbourhood to consider potentially competing values and priorities from multiple angles and build an understanding of various viewpoints;
- Invite review and feedback on emerging directions to confirm those to be carried forward into the Neighbourhood Plan;
- Create an ongoing flow of information to help participants see how their input informs the Neighbourhood Plan; and
- Build ongoing relationships that will encourage residents to continue their involvement as ideas and directions in the Neighbourhood Plan are advanced.

PHASE I ENGAGEMENT ACTIVITIES

Duncan Farmers Market Booth

DATE	Saturday, May 26 @ 9:00 am - 2:00 pm Saturday, June 2 @ 9:00 am - 2:00 pm
LOCATION	Duncan Farmers Market (near City Hall)
DETAILS	City of Duncan staff had a booth to raise awareness about the Cairnsmore Neighbourhood Plan and initiate discussions with community members. The booth included a large neighbourhood map that was used to record discussions and insights about the neighbourhood. Participants were informed about the project website and upcoming opportunities to participate in the process.

Community Workshop

DATE	Wednesday, June 6 @ 6:00 pm - 8:00 pm
LOCATION	Girl Guides Hall, 321 Cairnsmore Street
DETAILS	The project team led an interactive workshop to discuss preliminary ideas for the Cairnsmore Neighbourhood Plan with the project team, neighbours, and community representatives. The workshop included an introductory presentation, small group discussions, and group reporting on key findings and themes.

Ideas Questionnaire

DATE	Saturday, May 26 through Tuesday, June 12
LOCATION	Online @ www.placespeak.com/Cairnsmore In Paper @ Community Events & City Hall
DETAILS	The ideas questionnaire was focused on gathering early ideas and insights about the community. This individual input is important to understanding the range of ideas and opinions that exist in the neighbourhood.

WHO PARTICIPATED?

266

Views to project website on
www.placespeak.com/Cairnsmore

42

Connected to the project on
www.placespeak.com/Cairnsmore

42

Signed-in at the Community Workshop
on June 6, 2018

58

Completed an Ideas Questionnaire
online or on paper

3 | COMMUNITY WORKSHOP SUMMARY

The community workshop brought residents, community groups, and the project team together to discuss Cairnsmore today and ideas for its future. The workshop included three activities.

ACTIVITY #1: “MY FUTURE CAIRNSMORE”

This simple activity encouraged people to describe their ideal future of the community. Upon arrival, participants were given a sticker with the following statement: “My future Cairnsmore has...” Each participant considered what they see in the future of Cairnsmore and added it to a poster that displayed participants’ ideas for everyone to see. This information provides insight into the early priorities or concerns that people are bringing into the process.

My future Cairnsmore has...

- Trees
- Existing covenants
- Playground
- Speed bumps on Cairnsmore Street
- A pharmacy
- Social housing
- Dog park
- Keep the trees (new little trees ≠ existing established trees)
- Less roads and less parking lots and more biking trails and walking trails
- Speed bumps
- Traffic calming on McDonald St
- Clean-up from drugs, condoms, and other problems since the stairs were put in
- Not much change
- More boulevard trees
- No apartments
- Traffic Circle at Cavell (before someone is killed!)
- Walkable to 49th
- Southern boundary extended
- Maintained the flavour and neighbourhood feel – more single family homes the better!
- Inclusive community projects – people taking ownership of their neighbourhood
- No garbage laying everywhere – more garbage cans and street clean-ups on side streets
- 1030 Gala Vista Apt. cleaned up, fence replaced, and garbage dealt with
- A separated bike lane
- Garry oak in the corner when building the hospice is kept
- Stopped the constant flow of people who have no regard for the pride we take in our neighbourhood (i.e., eliminate stairs!)
- A real baseball diamond
- More policing at the end of Cairnsmore. Very sad what has been brought into the neighbourhood since the stairs were put in.
- Low building heights
- Large lots, gardens
- No 24-hour businesses
- Traffic calming on Cairnsmore
- Quiet green space
- Walk easily
- Playground for 2 - 5 yr olds accessible to public
- Dog field run
- Mixed price housing
- A friendly village centre like Fairfield in Victoria with 49th Parallel, hairdressers, restaurant, small stores
- A hospice set in beautiful gardens
- No more franchises
- No cell towers
- No high rises
- More green spaces, keep the trees
- Better traffic control – the traffic on Herbert St (cars turning off Government St to avoid traffic lights and school zone, including buses and no sidewalk)
- No stairs, ruined privacy and has brought bad people to the neighbourhood

“My future Cairnsmore has...”

*...write your
thoughts here!*

♥ CAIRNSMORE

ACTIVITY #2: MAP OUR NEIGHBOURHOOD

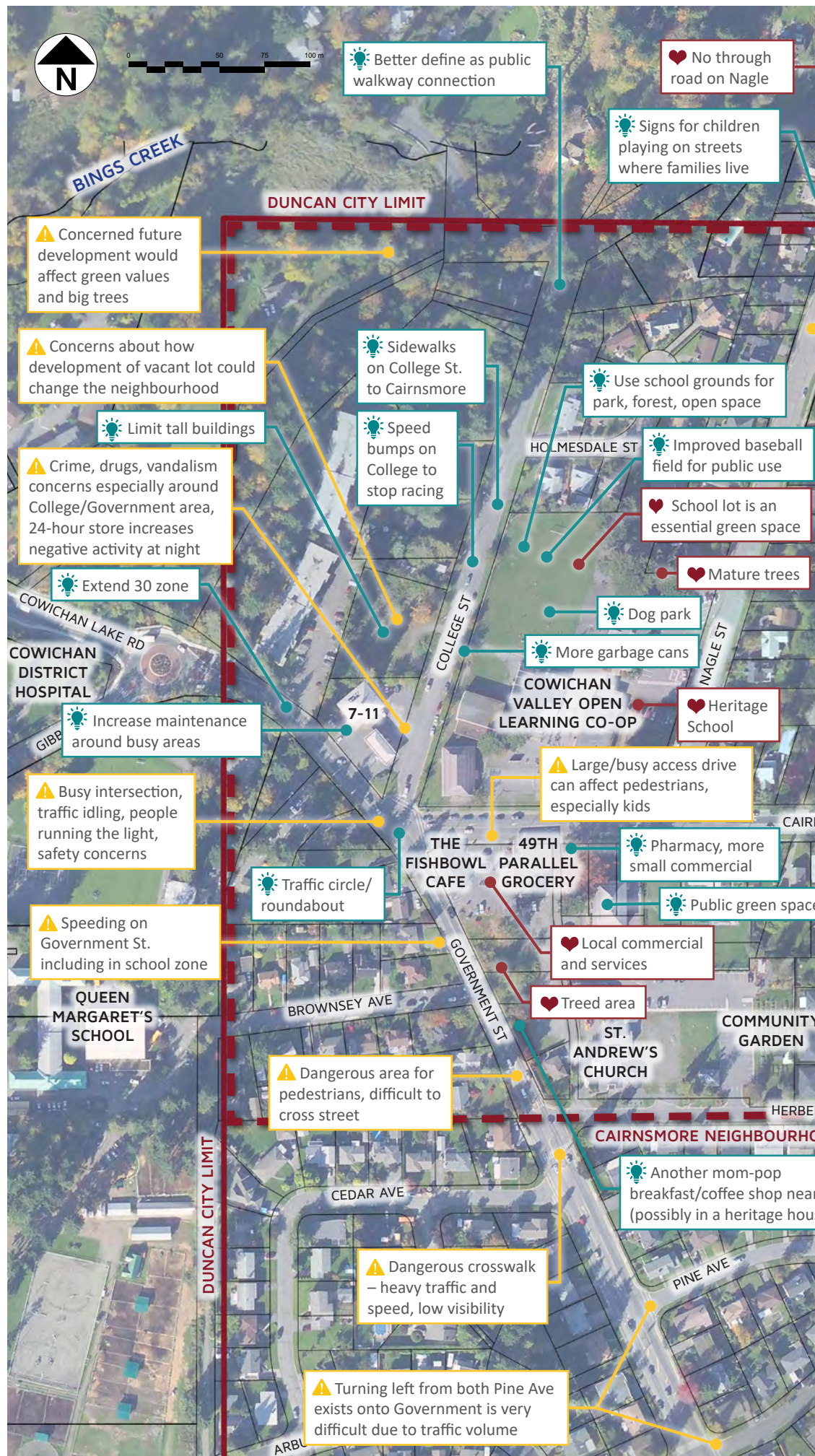
Participants were asked to collaboratively review a map of the neighbourhood and record important places, observations, and ideas to contribute to an understanding of the Cairnsmore neighbourhood. The following guiding questions were posed:

- What elements or features are important to Cairnsmore's character?
- What transportation connections work well for walking, biking, and driving? What linkages are missing or inadequate?
- What works well in the neighbourhoods commercial area? What additions might be welcome?
- What changes or additions would make Cairnsmore a better place to live or visit?

The following map summarizes observations and ideas recorded during the discussion.

LEGEND

- ♥ **VALUES:** What people love about Cairnsmore
- ⚠ **CONCERNS:** What people think could be improved
- 💡 **IDEAS:** What people might like to see in the future



VALUES, CONCERNS & IDEAS

CAIRNSMORE SUSTAINABLE NEIGHBOURHOOD PLAN

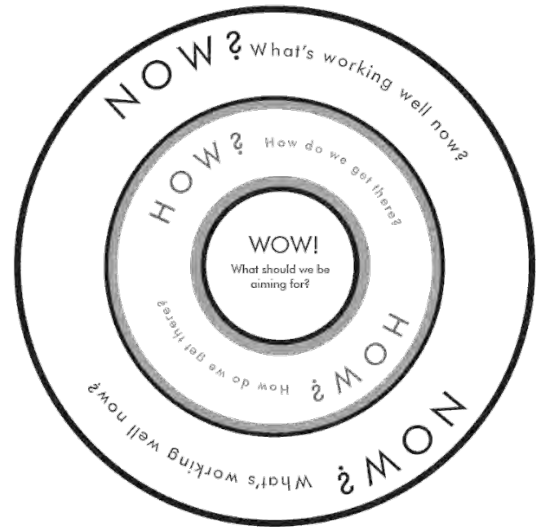
Your Cairnsmore. Your Plan. Let's Talk!

www.placespeak.com/cairnsmore



ACTIVITY #3: NOW.WOW! HOW?

During the Now. Wow! How? Activity participants were encouraged to deepen their discussions by continuing an exchange about present assets and issues, identifying goals for the future, and brainstorming means of achieving those goals. These observations were recorded in a Now. Wow! How? ring to begin the process of thinking about how the neighbourhood could transition from where it is today to where residents would like it to be in the future.



Now – Strengths:

- Established neighbourhood
- Long-time residents
- Lots of character
- Large lots
- Family homes
- No monster houses
- Existing covenants
- Low density housing footprint
- Lots of gardens and front porches, friendly to the street
- Variety of building styles
- Old school buildings
- School yard and playground
- History and heritage
- Corner store, coffee shop, and grocery
- Mature trees/lots of trees
- Feeling of safety and quietness
- Beautiful street lights
- Mostly clean and well-kept
- Low through traffic
- Sidewalks
- Crosswalks on Cairnsmore

Now – Weaknesses:

- Perceived safety concerns after dark around College/Government St area
- Negative behaviours of some residents – loud music, fights, profanity, drug use/dealing, etc.
- Garbage around the convenience store and on the roads; no public garbage cans and garbage left on streets
- Too much traffic on side streets (increasing); difficulties turning onto Government Street from side streets
- Traffic and emergency vehicles move too quickly through the quiet neighbourhood, speeding cars
- Intersection bump-outs on Cairnsmore bike lane are a safety concern
- New street lights are too bright/harsh; prefer warmer lighting

Wow!

- Large lots remain
- Neighbourhood remains as mainly single-family dwellings
- Avoid houses that all look the same – keep character in designs
- Character of neighbourhood is maintained
- Clean and well-maintained, both private and public spaces
- Removal/clean-up of deteriorated houses that affect the overall neighbourhood character
- Existing trees kept and more trees added
- Green spaces remain
- Feeling of comfort walking in the neighbourhood after dark
- Updated lighting
- Quiet and safe neighbourhood
- A community garden at the school; communal gardens and chickens
- Dog park
- Park/play area/little kid park (e.g., at Cavell and Cairnsmore, old Duncan Elementary building where the Summer Games were hosted, other location)
- Petting zoo
- Communal art features and spaces
- Slow traffic, safe pedestrian and cycling routes
- Safe bike access to Trans Canada Trail
- Neighbourhood commercial remains and is supported – coffee, grocery, convenience
- Addition of small commercial – drug store, bookstore, etc.
- No franchises/large commercial businesses
- More community events

How?

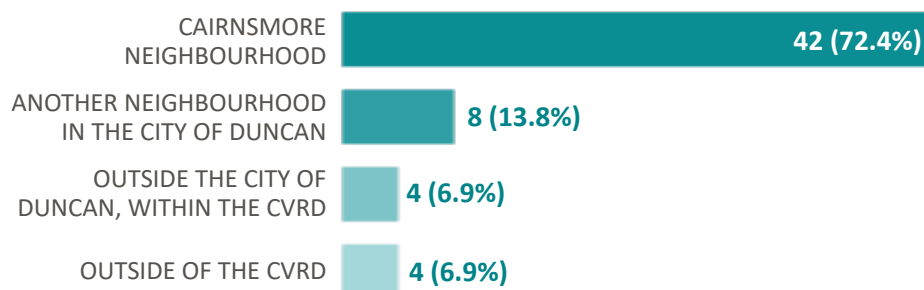
- Neighbourhood residents have opportunity to provide input on the College Street new development (and all new development). Large new development has the capacity to change the neighbourhood for better (or worse)!
- Design guidelines for new multi-family development such as 3-storey (not four), not a box, rooftop gardens, green space, mix of rental/ownership, onsite parking, bicycle racks, seniors, children.
- Design guidance for all new development to ensure it is in keeping with the look of existing homes
- Restrict cutting of established/tall trees (unless for safety) through City permits
- Require all new developments to incorporate green space
- Require one tree per front lot to support a future street canopy
- Support for secondary suites or carriage homes
- A neighbourhood email list to share tips: free stuff, best plumber, bad guy on the loose, etc.
- Adopt-a-street program
- More monitoring/policing of the area
- More enforcement of bylaws
- More community involvement with school at Duncan Elementary (e.g., arts activities) to create respect and a sense of belonging
- More neighbourhood watch programs

4 | IDEAS QUESTIONNAIRE SUMMARY

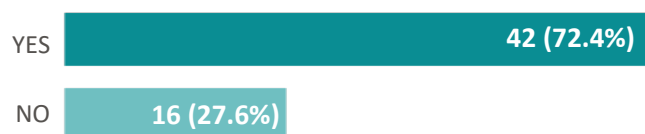
The Ideas Questionnaire encouraged individual input on values, concerns, and ideas for various topics to be explored in the neighbourhood plan. The following summary outlines key themes from the questionnaire. To see all submitted comments refer to **Appendix A**.

DEMOGRAPHICS

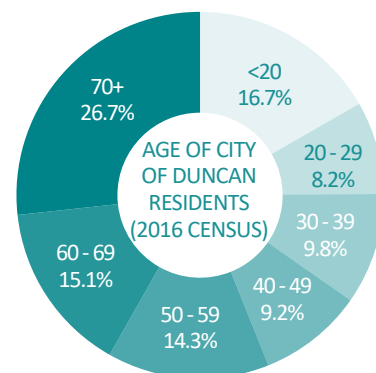
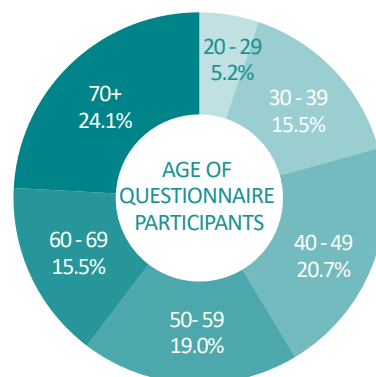
WHERE QUESTIONNAIRE PARTICIPANTS LIVE



DO THEY OWN PROPERTY IN CAIRNSMORE?



AGE OF QUESTIONNAIRE PARTICIPANTS



WHAT PEOPLE LOVE ABOUT CAIRNSMORE



LAND USE & HOUSING

- Historical/heritage character
- Character, unique architecture, new homes that match the older style homes
- Single-family homes, not too much density, some mix of housing, well-sized homes (not too large)
- Feeling of space – larger lot sizes, wider streets, family-sized houses, limited multi-story, comfortable spacing between houses
- Beautiful yards and gardens, care of homes, pride of ownership
- Not too much commercial, residential/village feel
- Houses with porches, street-facing orientation

COMMUNITY

- Knowing your neighbour, friendly
- Quiet, calm feeling, slow pace, feeling of safety, “coziness”
- Family-friendly, kids, dogs
- Strong identity
- Stability, long-time residents

GREENSPACE & ENVIRONMENT

- Large, mature trees, firs, street trees, green character, flowering trees on Cairnsmore
- Playing field
- Community garden
- School playground

ECONOMY

- Economically diverse, employment
- Moderate opportunities for home-based businesses
- Still working-class affordable

AMENITIES & FACILITIES

- Closeness/access to amenities including downtown and schools
- Spaces for community gatherings
- Heritage buildings – Duncan Elementary, Girl Guide Hall
- Community facilities – church, Girl Guide Hall, daycares, Cairnsmore Place, Queen Margaret’s School
- Commercial Area – corner grocery, coffee shop
- Community gardens
- Covenant on commercial property

STREETS & TRANSPORTATION

- Traffic calming measures, lower speed limits
- Bike/pedestrian-friendly streets, crosswalks, stair/pathway connections between streets, many accessible (flat) walks
- Cul-de-sacs that allow activities to occur in the streets

WHAT PEOPLE THINK COULD BE IMPROVED OR CHANGED ABOUT CAIRNSMORE

LAND USE & HOUSING

- Preservation of large single-family lots (limitations to subdivision that would increase lot coverage or density significantly)
- Encouragement of modestly-sized homes that leave yard space
- Consideration for modestly scaled medium-density or mixed-use only near the commercial area (not in single-family residential areas)
- Celebration of architectural heritage
- Care and regulation of rentals to address problems such as lack of maintenance, noise, parking

COMMUNITY

- Collaborative community projects/groups
- Spaces and programs that encourage residents, especially youth, to be involved with their community

- Decrease crime (theft, break-ins, drug use)
- Address negative activities around the corner of Government/College/Cairnsmore and around the Canada Ave. staircase
- Restrict 24-hour activities/services
- Increase feeling of safety after dark
- Improve cleanliness of neighbourhood

GREENSPACE & ENVIRONMENT

- Protection of nearby Averil Creek
- Improved stormwater and rainwater management practices (e.g., rain gardens, detention, other low-impact-development)
- Guaranteed protection/heritage status of existing mature trees, tree-cutting policy
- Removal of invasive species
- Enhanced maintenance of boulevards/private properties

ECONOMY

- Caution when approving home-based businesses to manage impacts on residences
- Encouragement of small, family-owned businesses

AMENITIES & FACILITIES

- Upkeep/revitalization of Duncan Elementary
- Additional small-scale businesses (e.g., hairdresser, laundry, gallery, etc.)
- Public park space for young families, gardens, benches, dog park
- Additional community gathering spaces
- Shared use of Duncan Elementary field for community and school users
- Addition of public art
- Addition of heritage markers/plaques

STREETS & TRANSPORTATION

- Slowing vehicles on through/connecting streets and on residential streets
- Crosswalk enhancements (visibility, additional locations)
- Managing impacts of increased traffic flow in the area from recent surrounding development/growth



- More collaboration between adjacent governments (City and Municipality)
- Improved intersection at Government/College/Cairnsmore
- Improved intersection at Herbert/Cavell/Cairnsmore
- Strengthened network of continuous walking and cycling trails
- Mix of support/non-support for pathway/stair connections at road ends

VALUES PEOPLE IDENTIFY AS MOST IMPORTANT WHEN CONSIDERING THE FUTURE OF CAIRNSMORE (listed in order of priority by participants)

- | | |
|--|--|
| 1. Preservation of Neighbourhood Character | 6. Connectivity & Accessibility |
| 2. Protecting Trees & the Natural Environment | 7. Community Health & Wellness |
| 3. Safety & Security | 8. Promoting Social Interaction |
| 4. Property Values | 9. Affordability |
| 5. Building Community Pride | 10. Diverse Housing Types |

SPECIFIC OBSERVATION, IDEAS, QUESTIONS ABOUT **HOUSING**

OBSERVATIONS

- Character, diversity of styles, and uniqueness are fundamentally important
- Maintenance and care of homes is essential
- Larger lots with smaller homes help keep the community green

IDEAS

- Low roof-lines
- Colour
- Architectural detail and variety
- Retention of yards
- Quality of materials
- Avoid “sameness”
- New design to reflect/support existing neighbourhood character
- Limit density to select locations, retain single-family areas
- Street-orientation to encourage sense of community, regardless of the type of development (single-family homes, townhomes, condos, etc.)
- Consideration for well-designed, smaller-scale low-rise/low-density condos, rentals, or co-ops to support affordability/aging in place
- Little support for larger-scale apartment buildings
- Grants for heritage home upgrades
- Greenspace should be a consideration for new development
- Potential for more long-term care
- Parking and traffic needs to be considered for all new development
- Street preservation/heritage designation

QUESTIONS

- Can redevelopment be in keeping with the history and character of the area?
- Is it known what houses have suites in them and are they being regulated?
- Are there plans to allow new multi-family housing units?

SPECIFIC OBSERVATION, IDEAS, QUESTIONS ABOUT THE **NEIGHBOURHOOD COMMERCIAL AREA**

OBSERVATIONS

- Some feel the current level is adequate; some feel more small-scale commercial would be beneficial
- Not pedestrian friendly enough/too car-oriented
- Improved orientation to roads
- Garbage from convenience store found in neighbourhood
- School, day-care, and home-based businesses are also important to the neighbourhood
- Businesses are positive, but curb appeal is limited

IDEAS

- Town-square area with businesses around that encourages meeting and gathering
- Consider moving parking to rear to have more engaging space between the businesses
- Patios and spaces that transition between indoor and outdoor
- Some preference for additional small-scale business – pharmacy, laundry, gallery, hairdresser, florist, yoga, crafts, bakery, etc.
- Some preference for no additional commercial
- Consider no 24-hour businesses in the neighbourhood
- No large-scale/franchise commercial
- Potential for some mixed-use buildings
- Commercial additions should also have a heritage look/feel and greenspace component

QUESTIONS

- Will there be any increase in businesses?
- Will business increases bring more traffic to the area?

SPECIFIC OBSERVATION, IDEAS, QUESTIONS ABOUT **CONNECTIONS**

OBSERVATIONS

- Many feel the current level is adequate
- Not pedestrian friendly enough/too car-oriented
- Many like existing cul-de-sacs that limit through traffic
- Public transit may be too limited
- Cycling could be safer
- Issues with speeding
- Walkability to downtown is a significant asset
- Parking is plentiful
- Mixed opinions on dead-end pedestrian connections (stairs/trails between streets)
- Concerns about bump-outs
- Government traffic congestion makes turns to/from side streets difficult
- Relocation of the hospital and change in the property will have significant effects on the Cairnsmore neighbourhood

IDEAS

- Roundabout at Government/College/Cairnsmore to decrease congestion
- Traffic light at Cairnsmore and Cavell
- Improved crosswalks (visibility, crossing times)
- Improved connection from Spruce to Centennial Park (stairs removed)
- Increased walking and biking, reduced car traffic
- Traffic calming
- Consideration for a walking loop
- Additional sidewalks – College, Philip/Mary
- Connections to Trans Canada Trail
- Consideration for a connection/trail around the future Hospice
- Biking for families

QUESTIONS

- Is there a way to incorporate protected bike lanes on Jubilee hill?

SPECIFIC OBSERVATION, IDEAS, QUESTIONS ABOUT **GREEN SPACE**

OBSERVATIONS

- Much of the greenspace is on large private properties
- Some satisfied with existing greenspace; some would like additional greenspace
- Parks and playgrounds are essential to your families and neighbourhood spirit
- Large firs at Duncan Elementary are important
- Garbage in public spaces
- Trees are essential to community character
- Drug paraphernalia/security concerns in some public areas
- Centennial Park can be a bit too far to walk for families with young children
- Concern about loss of “greenspace” at the corner of Cairnsmore and Cavell
- Need for park and open space opportunity in this part of town

IDEAS

- More trees, more boulevard trees
- Dog park
- Need to ensure homeless do not camp in parks
- Park benches at the school grounds
- “Micro parks” in neighbourhoods
- Expansion of area around community garden into park
- Improvements to the fields at Duncan Elementary
- Tranquil, green areas
- Fruit trees for food security
- Consider purchasing land for community parks and trail connections

QUESTIONS

- Can the City and School District partner to improve the Duncan Elementary properties?

SPECIFIC OBSERVATION, IDEAS, QUESTIONS ABOUT COMMUNITY SPIRIT

OBSERVATIONS

- Mixed opinions on current state of community spirit – both high and low
- Block watch areas are a positive asset
- Cul-de-sacs promote community
- Guide Hall is an important asset

IDEAS

- More spaces for community members to come together
- Neighbourhood webpage to share information/goods and services
- Additional small businesses that encourage gathering
- Dedicated public greenspace
- Gathering space in the commercial area
- ‘Hub’ style building with crafts, films, speakers, etc.
- Opportunities for interactions between residents of Cairnsmore Place and neighbourhood residents
- Neighbourhood association or group
- Neighbourhood facebook page
- Potential for monthly or quarterly neighbourhood meetings
- Community events at Guide Hall
- Neighbourhood use of School District buildings for courses (e.g., pottery, canning, etc.)

SPECIFIC OBSERVATION, IDEAS, QUESTIONS ABOUT ENVIRONMENT

OBSERVATIONS

- Good urban tree canopy
- Stormwater issues
- City’s recycling program is good
- Proximity to downtown reduces automobile reliance
- Smaller house footprints is efficient for heating/cooling
- Large yards support gardening and food production

IDEAS

- More well-graded walking routes to downtown
- Noise pollution bylaws
- Additional businesses at Government/Cairnsmore would increase amenities people can access without a car
- Support for affordable solar strategies
- More tree planting
- Better connected bike lanes, increased safety
- Requirements for new developments to use recycled wastewater for irrigation
- More efficient public transit
- Roundabout at Government/College/Cairnsmore to reduce idling
- EV charging stations
- No cell towers

QUESTIONS

- Islay, Jubilee, Cairnsmore, and Government are all used as commuter routes and traffic can be very heavy. Is anything being done to address this?

SPECIFIC OBSERVATION, IDEAS, QUESTIONS ABOUT HERITAGE, ARTS & CULTURE

OBSERVATIONS

- Good architectural heritage
- St. Andrews Church and Guide Hall good venues for hosting arts and culture events
- Nearby downtown provides a good avenue for heritage, arts, and culture

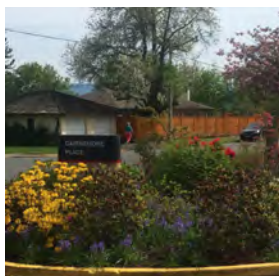
IDEAS

- Public art
- Heritage markers, architectural plaques
- Central hub where art and heritage are celebrated (possibly at neighbourhood commercial area)
- First Nations heritage
- Encourage property owners to celebrate seasonal events (e.g., haunted house, Christmas lights, etc.)
- Support for events like community trading, art walks, heritage walks, art fairs, etc.
- Preservation of Duncan Elementary and Guide Hall heritage buildings
- Further use of the old school building on Cairnsmore St.
- Potential consideration for heritage designations (e.g., public buildings, residences, streets)

II | NEXT STEPS

The outcomes of this process will be used during Phase 2 of the Cairnsmore Neighbourhood Plan. Immediate next steps in the process include:

- The project team will undertake further research on the neighbourhood, precedents, and best practices to continue building a planning framework.
- The City and Project team will initiate the process of outlining potential options for the neighbourhood plan.
- Input will continue to be gathered on specific topics or outstanding questions to supplement information compiled to date.
- Further input and ideas will continue to be welcomed via email or phone call.
- Preliminary options will be summarized and shared with community members in early fall 2018 for review, refinement, and discussions on preference and priorities.
- Updates will continue to be posted to the project webpage: www.placespeak.com/Cairnsmore



Public input emphasizes that Cairnsmore has a character that is unique within the City of Duncan and surrounding areas. Protecting this character will be an important component of the Neighbourhood Plan. The input also identifies potential areas of improvement related to transportation, new development, parks and greenspace, community well-being, environment, and community celebration that will be explored as the planning process continues.

QUESTION: What do you love about Cairnsmore that should be kept and celebrated for the future?

- Knowing your neighbour. The quiet calm feel of safety because every knows each other.
- Knowing your neighbor. The beautiful trees. The quietness.
- The old historical feel of the place needs to be maintained.
- Character, vegetation, slow pace, access to amenities.
- The heritage of the neighbourhood. I love that neighbours are so friendly and close and willing to help you at a moment's notice. I love that there are few apartment buildings. I love that it is a single family housing primarily, so I can know my neighbours and talk to them over the fence. I love that it is low density, that there are many beautiful gardens and it has that old world feel.
- The quiet nature of it. The old trees. The traffic calming measures. The many spaces for community gatherings.
- Quiet, access of amenities, lack of commercialism, friendly neighbors, character homes and history of the area.
- I love the wide streets, the larger lot sizes allowing for gardens and mature trees, the single family sized houses, the lack of multi-story buildings, the family and community feel of the neighborhood, the unique architecture of the buildings, the beautiful heritage school house, the playgrounds at Duncan Elementary, the maturing Fir trees at Duncan El, the sounds of children at the daycares, the school zone speed limit, the boulevard trees, traffic calming curb-lines, the corner grocery, the great new coffee house, the covenant on the commercial property, my neighbors.
- The neighborhood feel. ..the boulevards. ...the corner grocery store. ...the guide hall....the church.
- I love everything about the neighbourhood with the exception of the 7-11
- The neighbourhood has a history and character that should be celebrated. There are many homes that date back to the incorporation of Duncan. The Cairnsmore St area is a family friendly economically diverse region that has a strong identity.
- The small scale commercial area. I live in Centennial Heights, adjacent to Cairnsmore and appreciate having a grocery store in walking distance as well as the Fishbowl Café. St Andrew's Church offers some community events as well. My daughter benefited from volunteering at the Cairnsmore care home. Being walking distance from town and Khowhemun school is great for families. The heritage homes are lovely and it would be great if owners of those homes could be eligible for grants to help them do necessary upgrades, while keeping the character of the homes intact.
- I love the mix of property and real estate types within the area, and believe the area should be kept primarily as detached homes, with an increased focus on densification near the downtown core. I also love the character of many homes in the area and, though I'm hesitant to endorse heritage building restrictions, would prefer this type of regulation to preserve the look and feel of our neighborhood.
- I love the wide streets, the large trees, and the large family sized land plots. The great corner store and the addition of the fantastic fish bowl coffee shop. I love the old brick school (former Duncan El) and the day care centers.
- It is accessible to local downtown as well as (or at least it used to be) accessible to beautiful natural walks by the river. Sadly this access has been lost, which is detrimental to the health of many citizens in the Cowichan Valley (I recognize this cut off has happened in Cliffs Road region which is not designated as City of Duncan but it impacts this neighborhood).
- I love the trees, heritage look of the homes, so many in the neighbourhood take care in their properties. I also love how close we are to the downtown core
- As was discussed in the meeting, the variety of lovely old homes and the big lots with so many different gardens; also love the FishBowl cafe and the little grocery store.
- I love the wide streets, the neighborhood feel, the folksiness. It's quiet and safe.

- The treed streets The canopy of mature trees The relatively large lots and smaller (but more than adequate houses) Ease of walking to 49th, Fishbowl, QMS AND Beverly Corners with downtown only a kilometre away from our front door The escarpment which creates natural cul-de-sacs where children can and do safely play and visit their friends and adult can have street parties A modest amount of home-based businesses complementing a sizable institutional presence that is sensitive to the neighbourhood.
- My wife, daughter, and I moved to the Cairnsmore neighbourhood two years ago and love many of the aspects of the street. We particularly love the historic buildings (Guide Hall, Duncan Elementary School) and many of the old trees on streets, properties, and green spaces. The daycare and play areas across the street are an excellent place for growing children and the Fish Bowl cafe is and one of our favourite places to stop in for a coffee or lunch. There is a wonderful community atmosphere and neighbours are friendly and open.
- Family focused housing and neighbourhood through majority of area, that connects to some business and services in the Govt St/Cairnsmore St area. Plenty of greenery/large mature trees.
- Houses that you can tell people love and look after (not all! but many), gardens that people are proud of, working class affordable (but house prices are rising), stability of the residents (that also may be changing), the Fishbowl, 49th Parallel, the history of the Hospital on the Cairnsmore exterior, lots of dogs.
- The huge mature trees - Old character homes - Wide streets that are bike/pedestrian friendly - The small, local grocery store and coffee shop within such a short walking distance from the homes - Close proximity to downtown Duncan - The beautiful Duncan El heritage building.
- The historical school at the end of Nagle St. and the building accross Cairnsmore from it. The very beautiful and well kept single dwellings.
- Comfortable neighbourhood community, good walking access to downtown and Cairnsmore stores.
- Excellent walkability and cycling lanes, character homes and buildings, corner store, proximity to downtown, nearby green spaces, the neighbourhood 'feels' cozy and connected.
- I appreciate the heritage buildings, the large trees, the sidewalks and crosswalks, the houses with porches, the community garden, the school playground, the small commercial space (49th parallel, the Fishbowl), and the walkability to downtown. I also love the blossom trees on Cavell Street, by the apartment building.
- I appreciate the heritage buildings, the trees, the sidewalks and crosswalks, the school playground, the pathways (stairs to Canada Ave., the path between Nagle and Phillip, the path between College and Phillip, the path between Berkeley and Canada Ave.), the small commercial centre, the community hall (guide hall), the childcare facilities and home businesses, the community garden, and the green space. I like that the houses are generally oriented towards the street and are well spaced (not too crowded but yet dense). I feel a strong sense of community here. I feel connected to my neighbours and I like knowing people from my local neighbourhood. I would like to see more greenspace. I have heard that a new hospice building is going to be built by Cairnsmore Place. It would be nice if the old apple tree and oak tree could be saved and be part of a greenspace there. It would also be nice if any new development had exteriors that fit with the heritage look of the Cairnsmore neighbourhood. I would also like it if more effort was made to protect old trees and heritage buildings here.
- The diversity, older homes, some new homes that match the older homes in style. The old school and church green space.
- The single family homes. The trees. The renovated old homes. The historic Duncan Elementary. The garden raised beds at St. Andrew's Church.
- Low density housing, character homes, green extensive tree canopy.
- The comfort of being in a wonderfully friendly neighbourhood is very appealing. Walking around there is always someone to say hi to.
- I love the old character homes, trees. 49th Parallel store, friendly people, Cairnsmore hospital, church, etc. It is a good family area and everything is within walking distance. It was good when the school was there also.
- The quiet, safe residential area.
- Trees, heritage houses, unique character houses and big yards with gardens.
- Relatively small, heritage homes on large lots, abundant greenery.
- Love the density of the neighbourhood with large lots, well kept homes.
- The pride of ownership that is shown in most properties in the neighbourhood. It should be sustained. It is a caring area and most residents take care of each other. The City has a great responsibility in making sure that this continues by keeping up their end. Many of the areas that the City took as their roles have been discontinued. I think the area is beginning to look very sloppy.

- The pride in ownership by most residents in the area. They City can aid in this by providing services that have been slowly taken away due to lack of interest on the City's part or budget restraints.
- Older homes, large lots, mature trees, quiet streets. Heritage Duncan Elementary School, playground, and field at the same location. Small commercial area (49th Parallel). Walking distance to town and public services: library, doctors, and dentists as well as commercial outlets.
- Quiet - proximity to the City. Limited commercial use - it is after all a residential neighbourhood.
- Greenery, mature trees, character homes, grocery and coffee shop within flat walking distance, church gardens, (informal) place to run dog, heritage buildings.
- It is unique in that the houses have unique character, a small grocer, a coffee shop, service station/convenience store and walking distance to downtown, other commercial areas and the hospital.
- Character homes, nice gardens, large lots, big trees, quiet streets, nice playground for children at Duncan El. school, little cafe, small friendly grocery store, walking distance to town. The stairs at the end of Cairnsmore are great to go to the library, community centre, etc.
- Historical buildings and character houses.
- Heritage and character houses.
- Walkable streets, character homes, local grocery store + coffee shop, open fields + parks, heritage buildings (SD properties), big old trees on a few deep lots, mix of housing types.

QUESTION: What do you think should be improved or changed about Cairnsmore for the future?

- Slowing vehicles down on Islay street. Better crosswalks for night use.
- Reduce speed. Better crosswalks.
- There is far too much speeding and theft lately!! Last year and the year before I had most of my Christmas lights stolen right off my house! And my car and my wife's car were both broken into. Now on our street I am the guy with the big Halloween display and I am afraid to put my stuff out with fear of it disappearing. More police patrol would be nice!!! Also I feel roundabouts are a waste of tax \$ as no one can use them right!!! But speed bumps work. This is a must for our area as we have children playing and riding bicycles around.
- Riparian health of Averil Creek on private land. Create incentives for landowners to stop directing storm water pipes into the creek and create infiltration to stop flash flooding and erosion. Look at city infrastructure that directs storm water into Averil Creek and look at detention, open rain gardens, and other LID options.
- Nothing. I love it how it is. That's why I moved here. This is my dream home in my dream neighbourhood.
- The scout hall is an important building and I would like to see it protected. I would love the 7-11 to be closed as it seems to attract unfortunate people.
- Greater care in approving home businesses. The ones on my street are numerous and a recent one is really frustrating because it seems to involve a lot of cars at once and a lot of traffic. Far far more than belongs on a quiet, dead end street (Nagle). Another improvement would be to have more garbage cans. The junk left everywhere from the 7-11 is gross and annoying. Perhaps part of the closed school yard could be a dog park (beside the church) since so many people use it that way already.
- We don't want change.
- The open learning school should be revitalized. The mature oak trees in their parking lot should be granted Heritage Status Trees and efforts taken to preserve them. The 7-11 store opening and becoming a 24-hour attractant was a mistake. Continue with single family homes or smaller townhouses but avoid high density structures and tall buildings. A round-about at the Cairnsmore-Trunk intersection.
- Shorter hours at the gas station.
- I dislike the 7-11 and would love to see the old open-learning center revitalized into a community used building.

- It would be nice to have space for more small businesses, perhaps a hairdresser, laundry, or small gallery space. When the hospital moves there will be changes to traffic flow, ambulance noise, and perhaps business to the grocery store. I have heard that 49th maybe opening a new location near Berky's Corner. I hope the Cairnsmore location stays open. Crime is an issue as it is throughout the valley. Thefts and break ins in the City of Duncan are costing property tax payers and renters quite a bit of money and there does not appear to be any action by the City or RCMP. I avoid the 7-11 as much as possible. Only rarely buying fuel there. I do not feel it benefits the community. I know someone who used to manage that store and the problems are legend. I would not let my children go there for treats. Speeding on the residential streets is a problem, both along Cairnsmore and along Government Street. With schools in the area more enforcement of speed limits would be nice.
- The traffic along Cairnsmore Street and Islay Street has increased substantially. The new developments in N. Cowichan have increased population that funnels through the neighbourhood. There needs to be a rerouting of traffic to the highway to help alleviate the flow. The 7 Eleven/PetroCanada gas station should not be open 24 hours a day. It doesn't fit the character of the residential neighbourhood.
- Expansion of the 49th parallel would be fantastic for the neighborhood, with the inclusion of some higher density/condo development in the immediate proximity. I would also love to see infrastructure to reduce traffic speeds on through streets like Cairnsmore, Islay, and Holmes. I also think the neighborhood needs a public park space for the many young families that are being drawn to the area. The vacant hospital property at the end of Holmes/Jubilee would be a great location, especially considering its proximity to the Guide Hall. I just feel that hospital hill is a bit of a barrier for some people in the neighborhood and that particular lot has potential to be a nice space for local children/seniors. If VIHA would agree, further expansion into the grass area next to the Cairnsmore staff parking lot would be amazing. I'm sure such a development would benefit the residents of Cairnsmore as well.
- More community gathering spaces. Strict policies with regards to tree cutting. Collaborative community projects
- I think it is sad how Duncan Elementary school playground has become not so inviting to play at now that it isn't an elementary school anymore. At times there is a lot of garbage around and older people hanging out there so it doesn't feel as safe. But I am not sure how we change this.
- A neighbourhood public space would be nice - whether a small park or gardens with benches and playground for kids - a dog park would be nice but I know the neighbourhood has not got much extra space. Somewhere that people could just meet and perhaps within the community we could have yoga or tai chi classes or perhaps a craft circle or something that could get people involved. I know there is a lot of problems with drugs and wayward kids especially in the College street area so I think its important that a park space would have regular community involvement so kids could have an opportunity to maybe be more positively engaged - but also I think the police need to take seriously when people are scared to go home after a late work shift because people hanging out at the end of her street where she lives are aggressive and intimidating. No one should have to live like that in their home. That is what I heard from some participants of the meeting who live on College Street and that's just wrong.
- Improved traffic calming, maintenance agreement between the City of Duncan & North Cowichan to care for properties/infrastructure that sits in the grey zone (I pay property taxes to NC but live on Nagle St - where the Duncan border ends, so does our pavement & lighting!!) A reorganization of our Cairnsmore Community Group. Once the land where the 49th Parallel sits is vacated, we need to be extremely careful about what goes in there!
- A roundabout at Government, College and Cairnsmore coupled with a new entrance to QMS and better pedestrian crossings. Include QMS and the Spruce/Dogwood/Government triangle in the formal definition of the Neighbourhood. A better network of cycling, walking, and maybe even riding trails within and to and from the Neighbourhood. Better maintenance of the "Keep out in strong winds" paths on the Government Street hill. Maybe more family-owned small businesses and encouragement of small fruit and vegetable stalls? Perhaps a "Tuscan Village" type development mixing apartments with small retail developments? "Don't cut trees" bylaw. Celebrate and foster the heritage nature of the Neighbourhood including future heritage possibilities with forward-looking architecture.
- My wife and I have noted that the amount traffic seems to be increasing on Cairnsmore and that many drivers tend to speed through adjoining streets even though road signage is well posted. A potential enhancement could be a community park/playground.
- Improved business/development opportunity along Government St/ Cairnsmore St. Further development of community green space/park space.

- Terrible intersection at Cairnsmore, College, Government. I am amazed pedestrians aren't dying weekly. We see the babies and toddlers at day care but the neighbourhood seems to have few children. Perhaps a proper playground? A baseball pitch at the school, regular weekend games? The 7-11 is a bane. Gala Vista is made up of two bleakly unattractive buildings and I wish we could paint it the lovely colours of the Garage.
- Upkeep of Duncan El (landscaping, garbage, etc), as well as the drug use and drug sales that happen there on a regular basis - It would be great if there was a way to get rid of the thru pathways at the end of College & Nagle streets.
- Close the walk through path at the end of Nagle St. Too much foot traffic is coming through, and a lot of garbage is being left on the street from the nearby 7-11. The amount of drug use happening in the play ground area needs to be cleaned up. It does not feel safe to let children run around in there, or around the school in general. Street is starting to feel too busy.
- Speeding and high traffic load on Cairnsmore Street, stairs from Cairnsmore Street to Canada Avenue often occupied by people consuming alcohol and possibly drugs, no dog park, considerable amount of rubbish left on Cairnsmore Road.
- Wide street means traffic tends to speed and pick this street to access Lake Cowichan Road instead of Government which is better designed for high volumes - traffic calming measures such boulevards, wider bump-outs at cross walks, speed bumps would help (and may be more feasible once the hospital is relocated). The stairs at the foot of Cairnsmore Street have begun to attract drug users, and there is a lot of foot traffic along Cairnsmore (generally a good thing) but littering and vandalism have increased a lot in the three years that we have lived here. Not sure what solutions could be for this though.
- There could be more opportunities for commercial development that is in keeping with the neighbourhood's character. For example, the Fish Bowl Cafe is a great addition. The traffic corridor along Government Street is becoming more stressed as people use the street to get around Duncan/North Cowichan, to and from the hospital, etc. The increasing day student population at QMS is creating issues with morning and afternoon traffic jams between Cairnsmore and Herbert Street. Also, many people do not recognize/acknowledge the school zone along Government Street.
- I think there could be more greenspace, including more park space. I would like it if there were more pedestrian walkways/pathways and if these were clearly marked. I think it would be lovely to see some public art here. The crosswalk design by Nagle and Cairnsmore (with the fish painted on it) is lovely as is the art in the cement along a few driveways on Cairnsmore. It would be great to see more. We could also have heritage markers here. And most importantly, I would like to protect heritage buildings and keep new development in line with the character of the neighbourhood.
- I think that there could be more greenspace added to the neighbourhood. I have heard that a development is going in near Cairnsmore Place and I would hope that some of the older trees (like the apple tree and the oak tree) could be saved and incorporated into some kind of green space on that corner. In Duncan more generally I would like to see an increase in walking paths with clear markers for people to follow. I appreciate the few pedestrian areas we have in Cairnsmore - the path from Nagle to Phillip, the path from Berkeley Street to Canada Ave., the stairs to Canada Ave., the path between College and Phillip - but I would appreciate signposts for them, better paths, and more walking routes. I would love to see more preservation of large trees and heritage buildings. It would also be nice to have guidelines for new buildings so that they were designed to fit in with the look of the neighbourhood. I have always appreciated the town of Fort Langley for its approach to new construction and making sure that commercial and residential spaces matched the heritage character of the community. It might also be nice to have heritage markers in the community for significant buildings.
- Traffic jam on Government and Cairnsmore light in the afternoon. Maybe some traffic calming in Herbert, Cavell, and McDonald so people don't race through trying to get around the light.
- The commercial area could be improved greatly. The Fish Bowl is great, but the building really should be knocked down. It would be nice if the area could be set out like Fairfield in Victoria, with 49th, The Fish Bowl, and a few other shops, like a hairdresser, and perhaps an a lowish apartment block. One was designed a few years ago, but it wasn't suitable to the area. It would be great if someone could present a really nice design to the owner of the property. I have always thought it would be great to have a design competition for this whole area, open to architects and designers.
- Better access onto Government; bike lanes that don't abruptly end; reducing traffic speed; streets safe for children; not allowing franchises; playgrounds for 2-5 yr olds.

- Traffic on Herbert/Cavell/Cairnsmore needs some calming structures (speed tables or landscape islands) to slow down increasing volume and excessive speed on these roads. Neighbourhood needs a dedicated park/public green space with dog park.
- There needs to be attention made to the traffic along Cairnsmore. The bump outs are very tricky to navigate at certain times of the day when the traffic is heavy (morning and afternoon commute). The intersection at Cairnsmore and Cavell is quite lethal! There have been so many near misses as motorists don't stop at the stop sign at Cavell. Sadly even buses jump the stop. Cars heading to the east end of Cairnsmore (Holmes, Vista, and Cairnsmore Place) very often have to come to a screeching stop as someone jumps the stop. The steps at the end of Cairnsmore have created a security issue. These steps are very handy, I use them often; however, there are a group that seems to think they own the area. It says that there are cameras in the area but we can't seem to see them. Neither can this group.
- I think the plot of land across from the 49th store should be cleaned up. It is full of blackberries and weeds.
- Additional long care residential
- More green space and gardens. A nice playground for small children with a natural feeling - lots of wood and trees surrounding it. Slower traffic and far less traffic on Cairnsmore Street.
- Traffic routing should be improved to calm the traffic along Cairnsmore. The corner of Cavell and Cairnsmore is especially busy with cars frequently peeling out around the corner from the stop sign. We've seen people clipped by turning cars resulting in a fist fight and we frequently hear squealing tires.
- A lot of houses are becoming rental accommodations. This poses a few problems such as lack of care of the property, the people don't stay very long, some have very noisy dogs. etc. Some houses have more than one tenant so there are a lot more cars parked on the streets.
- The City should return to maintaining the boulevards, sidewalks, and targeting areas or houses that do not keep up their end of maintenance. Some residents are not aware of exactly what is their responsibility or the City's responsibility.
- The City should take more responsibility in maintaining the boulevards, sidewalks, and streetscape. Calming areas on Cairnsmore, Islay, and Holmes.
- I would like to see the larger lots preserved for single family homes if they are sold. I wouldn't like to see them subdivided nor rezoned for apartments. I think a roundabout at the corner of Cairnsmore and Government would relieve congestion and move traffic along with less delay and needless idling.
- As all property owners are responsible for their adjacent boulevards; bring pressure to care on those that don't maintain, especially the School District!
- More development would mean a greater increase in traffic which is extensive already. I live on Nagle Street and am very pleased that it is a 'cul-de-sac.'
- I would like to preserve the neighbourhood much like it is now, avoiding big houses or apartment buildings to be constructed if any big property should be sold. Small rancher houses would be more desirable.
- Better traffic control on residential side streets other than Cairnsmore.
- Bumps. Larger signs. More police presence.
- Improve sidewalk connections from College St to Cairnsmore St. Infill development of lots beside Fishbowl Cafe. Safer bikeways along Government Street at Cairnsmore/College intersection to roundabout. This is a key corridor to access Cowichan Valley Trail at Agira Rd entrance.

QUESTION: A neighbourhood plan explores a number of different topics. Please consider each of the following potential topics and write any specific observations, ideas, or questions you have about the topic at this time. This information will provide more guidance on what will be explored in the plan.

TOPIC: HOUSING – The types and character of housing available in Cairnsmore

- Old character homes.
- Mixed with some character.
- I love the character and history of the houses. If there is redevelopment, will it be in keeping with the history and character of the area?
- There is a diversity of styles of housing, much of it beautiful. I wonder about the number that have suites in them and whether correct taxes and home inspections are being done for them.
- Preservation of character homes is very important and the community should be urged to maintain these properties.
- Low roof-lines, yard sized lots, single family or townhouse.
- Are there plans to allow new multifamily housing units?
- The older the better in terms of architectural design and quality material used in the buildings.
- Maintain the character by reflecting the new architecture.
- Preserve the character value where it exists. Densify only where amenities are nearby.
- At the moment most housing is single family dwellings, I'd like to see it kept that way.
- Any new housing needs to take into consideration the need for green space.
- I think that new houses should keep to the same look in the area.
- I like the beautiful old homes on big lots but I think a few low rise condos nicely designed of course - would perhaps let some housing be more affordable.
- We must keep the character of the neighborhood.
- Affordable housing doesn't have to be ugly. Consider co-ops.
- We love the historic buildings, character homes, and well kept apartment buildings.
- Preservation of existing heritage/character homes while allowing further diverse home types to build over time.
- There is wonderful character. Keep it!! Whatever is built, let it not look like army barracks. People need variety, colour, movement, window boxes, arches, flowering trees, architectural detail to soothe the eye.
- I would hate to see subdividing of larger lots allowed.
- Single dwelling units. Very nice.
- It is important to protect character homes and lots with single-detached homes to maintain the spirit of the community.
- Relatively modest single family homes with large yards, and character, are a CRITICAL component of what makes this neighbourhood so special. This should be preserved and encouraged. Large lots and modest house sizes, with comparable set backs to existing homes should be maintained in future. IMO multi-family should be discouraged unless done at a small scale and in keeping with the character of the neighbourhood (e.g. townhouses vs. multi-story apartments).
- I like the heritage buildings, the orientation to the street of the houses, and the spacing of the houses. I also appreciate mixed buildings, like apartments, townhouses, and houses but I would like to see any new developments include greenspace, attention to environmental concerns (like incorporating waste water recycling), and exteriors that matched the heritage character of the area. I do not like small townhouses jammed together without greenspace.
- I really value the heritage buildings in this neighbourhood. I would like these preserved and for new development to keep in-line with this look. I think it is good to have a mix of housing available (apartments, townhomes, houses) but I feel that new development should include greenspace and have heritage character. I don't think it is good when townhomes are squished together with no yard space, or when they lack community engagement by being closed off from the neighbourhood.
- Love the older homes and the new ones that build with the style of nearby houses in mind.
- Character homes.
- Low rise condos, rental that are affordable.

- Long term care on property already available.
- Needs to be preserved.
- I like the character of the houses in the neighbourhood
- It would be nice to have more middle income high density housing options to mix with the character houses and large lots. Zoning for suites would be okay, but it would be important to also plan for increased parking.
- Should be no more large apartment units allowed.
- No large developments.
- There is a nice mix: single family and apartments. Any infilling of large lots should be restricted to a few small rancher style homes to accommodate older couples seeking to downsize.
- Exterior finishing and design of future projects should conform with the area (i.e., no plastic siding).
- Keep character and unique designs - avoid "sameness." Mixed family, singles, and co-op housing.
- I appreciate the fact that almost all of Cairnsmore homes are single family.
- I love the existing houses. Ranchers would be desirable if further development occurs.
- The historical and character houses make the neighbourhood. Please maintain this.
- Single storey.
- I love the old homes + gardens + trees. Could infill with more housing options along the affordability spectrum. There is room for infill on brownfield sites to add density + variety.

TOPIC: NEIGHBOURHOOD COMMERCIAL AREA – The business area around Government St. and Cairnsmore St.

- Is just fine the way it is.
- Not pedestrian friendly. No patios or street character. Transitory.
- Will there be any increase in businesses? Will this bring more unwanted traffic and crime to the area?
- We could use a pharmacy. I Love the Fishbowl and appreciate the 49th. These businesses have been gentle and considerate community players, offering community events and supporting community events when asked.
- Commercial area is very sufficient as it is now.
- Continue with covenant. Local referendum on 24 hour businesses in area.
- I would love to see a few more small shops, perhaps a laundry, gallery, hairdresser, florist etc.
- It would be great if 7-11/Gas Station and Grocery Store were gone and the commercial space was used to create community connection and offered good and services of a higher quality and price point, i.e. a specialty food market, yoga center, gardening center.
- Well designed, people friendly, walkable and less car traffic.
- More business opportunities here would be amazing.
- I think that the buildings themselves are not situated very well to the road way, but like the small community feel of the grocery store and the coffee shop.
- I like the idea of coffee shops and the small grocery store - I wouldn't want to see any bong shops or businesses like that up here.
- I like it - gas station, grocery, and coffee shop - all good - even a couple of boutique craft stores would be cool.
- The corner of Govt and Cairnsmore - I know that the property will eventually be developed. It is imperative that we not allow a mega-mall to go in there.
- Mixed residential small-retail without massive parking lots.
- The 49th parallel grocery store is very convenient as is the Fish Bowl cafe.
- Development and diversification and growth of this commercial area would be welcome and a positive for the overall neighbourhood, IMO.
- Like small business cafe and 49th grocery. The 7-11 creates too much walking traffic down our street, and garbage that goes along with it.

- Intersection is dangerous. Fishbowl wonderful, but area still feels car friendly, not inviting to people. One more enterprise would help a lot, a cobbler, laundromat, baker, anything to keep it from being all parking, no trees.
- Love having 49th and Fishbowl!
- The alleyway behind the commercial zone needs upgraded parking and to have some park features. The 7-11 area has become a denizen for drug users, with needles strewn behind the store. This needs to be addressed. More garbage bins are required near the stores and down the street, rubbish is being dropped on the ground.
- The corner store and coffee shop are excellent additions to the neighbourhood however the 7-11 and gas station do not fit in at all with the residential character of the area. Furthermore the 7-11 tends to attract drug use and the area behind the store, and vacant lot next to it, are often full of drug paraphernalia, garbage, human excrement. It just doesn't fit well with the excellent community feel of the other parts of the neighbourhood.
- I think it is important to have a business area.
- I like that our neighbourhood has a mix of businesses. I appreciate having a small grocery store and cafe nearby, I think it promotes community and walkability. I also like having a school, home-based businesses, and childcare facilities here. I would hope to keep a pedestrian friendly commercial centre but would hope new any new construction would have sidewalks, heritage look, and greenery/greenspace.
- Love having these close by. Don't think we would like to see much more in that area.
- Love it.
- Keep the 49th Parallel store on the existing property.
- It's just right, no more commercial.
- Could get rid of 7-11 and replace with something more charming to match neighborhood.
- More services would be great. This could be a central area for gathering (town square?).
- We would like to see a more planned neighbourhood commercial area; the parking lots are currently difficult to maneuver and look run down. With the exception of the Fish Bowl, there is very little sidewalk appeal.
- Enough commercial area. Don't need any more.
- Adequate.
- I think a larger mall at this location would be inappropriate due to traffic and congestion concerns.
- Should not expand above its current footprint.
- Keep grocery and coffee shop, with good parking.
- Very adequate.
- Ok as it is.
- The Fish Bowl is a wonderful addition. We could use a pharmacy.
- Pharmacy? Fish Bowl and 49th Building.
- 49th + Fishbowl are great community members. Parking lot could use a safety + beautification treatment. Park at rear to improve pedestrian use of these businesses and others.

TOPIC: CONNECTIONS – Walking, cycling, transit, driving, and parking

- Is just fine.
- Congested and automobile focused.
- I think the transit routes are great in this area. What would be changing? I like that my street is a cul-de-sac. I would not want through traffic.
- Great.
- All of these are good at present.
- Round-about with increased visibility for crosswalks at intersection.
- It is too bad the stairs from Spruce to Centennial Park were removed, it made the park more accessible to residents.

- Connections seems great.
- Lots of accessibility, walking, biking, and less car traffic.
- Existing infrastructure is great in all areas.
- All work well.
- I think that we have good sidewalks and lighting in our area. I like the idea of traffic calming and bike lanes as well.
- I work in town so driving or walking or cycling is easy for me. I think public transit is pretty negligible and I feel bad for people that need it. Too bad the trains have stopped - that would be a great way to get to Victoria - Malahat is just going to get more crazy.
- Cycling could be made much safer. Consider uber-style BUSES.
- The transport connections are quite good but drivers tend to speed in the area.
- These areas are at positive levels within the neighbourhood currently, a focus on same and maintaining/improving these levels in conjunction with future growth should be a focus.
- It works.
- Too many vehicles parking as of late.
- There is too much through traffic along Cairnsmore Street. There should be speed control measures in place. The pedestrian crosswalks on Government Street are not obvious to drivers, flashing lights are needed. Traffic along Cairnsmore Street could be mitigated by having an intersection on the Island Highway at Sherman Road.
- Connections are excellent; my partner and I regularly cycle or walk to work, or to events downtown. Proximity to downtown (while still feeling like a residential neighbourhood) and walkability are some of the top reasons we selected this neighbourhood to live. Parking is plentiful. Transit stops are just down the street. The only downside is the volume of vehicle traffic on Cairnsmore and the speed at which it travels.
- I would like to see more cycling lanes, sidewalks, marked pathways, crosswalks, and maybe the development of some kind of walking loop.
- Stop Cairnsmore being a race track.
- Cycling road up/down Jubilee is extremely dangerous. Is there a way to incorporate a protected bike lane up/down that hill?
- Fix bump outs.
- We need safe walking areas. A timetable for the public transit needs to be more accessible.
- Fine.
- Need more access to Government to slow traffic on Cairnsmore Street.
- A sidewalk along Philip/Mary street would be much appreciated.
- Bike lanes would be an asset.
- These seem adequate.
- Adequate.
- We really appreciate the stairway connecting Cairnsmore to Canada Ave. I think another crosswalk should be added at the Canada-Beverly intersection (on the north side) to assist those descending from Cairnsmore on their way to the Thrifty Foods mall.
- No more 'bump-outs' at intersections! They cause more danger than the reason that they are installed.
- Better access to Government - turning left. Reduce speeding. Bike friendly for families.
- All very well provided.
- Ok.
- Cannot cycle from College St safely. Traffic lights are too short for seniors to safely cross.
- Not long enough time to cross.
- Cycling routes aren't bad except for narrowing between Herbert St and roundabout. Sidewalk needed along College St near intersection.

TOPIC: COMMUNITY SPIRIT – Neighbourhood interactions, opportunities to come together, support for residents

- Is fantastic.
- Low.
- I think my neighbours are wonderful and I like the feel of the neighbourhood. I would love a place where we could come together as long as it is a small place, like a community hall.
- Fairly poor. My wife and I started an annual pot-luck on our street and have found very little traction for the event.
- We seem to have a very interactive area and have Block Watch.
- Other than the summer block party I am not aware of anything that encourages community.
- More would be good, webpage neighborhood specific that allows us to ask for or offer goods and services to each other as well share information of possible problems and solutions
- Cafes, restaurants small businesses. Open markets.
- Creation of a public green space for neighborhood use (not designed as a destination space), especially near Cairnsmore Hospital and any development at Government/Cairnsmore.
- My neighbors are fantastic and very supportive.
- This is what will lead to a safer community not increased policing.
- We used to have an annual BBQ which was nice, but it was always the same volunteers running it and it got overwhelming.
- I moved just a year ago from Toronto so yes neighbourhood interactions are extremely important to me - maybe some way to open up Cairnsmore Place to have a public area so people could come in or out and the residents would have more community access to friendship.
- I'd really like to see the City assist in reorganizing the Cairnsmore Neighbourhood Group.
- Cul-de-sacs work well. Consider West End Vancouver model.
- Could see improvement. Municipal support for a "block party"/fun fair annually at the Guide Hall location could be a possibility.
- A block neighbourhood initiative would be useful. There has been some theft and acts of vandalism. There has been some talk of a potential Cairnsmore art walk featuring artists and artisans.
- Love the closeness of the neighbourhood, as friends and get-togethers on the street, children all coming together to play on the cul de sac.
- It would be nice to have monthly or quarterly meetings for the community at one of our halls.
- This is a very neighbourly community. The walkability ensures that you're bound to bump in to your neighbours while out with the dog or on the way to the corner store. The local guide hall is also an excellent venue for community events.
- I think this is important. I really value the customer appreciation day that 49th parallel hosts. I feel like lots of people from the community come out and it is fun for families and a good chance to interact. I also like when local events are hosted at the guide hall. I think it would be nice to have more local events.
- Great spirit.
- Community meetings are a good idea so that people can voice their opinions.
- Work together and appreciate our seniors.
- Gathering place in the commercial area.
- Need to provide more support for residents.
- City to provide more support for residents.
- Absolutely - especially support for residents.
- 'Hub' type building with crafts, films, speakers, neighbourhood meetings.
- We have block watch and stay connected. People walking around are always friendly.
- Great neighbourhood.
- Holmes has a Block Watch community. Nothing much else.
- Neighbours have own interaction according to disposition.
- Block Watch programs support neighbour interactions. Neighbourhood use of SD properties for adult courses (pottery, canning, conversational language, etc.), almost like a community hall.

TOPIC: GREEN SPACE – Open space, parks, and trees

- More trees is always good.
- Green space is mostly created by private property.
- I'm satisfied with the green space we have.
- Parks and playgrounds are essential to young families and neighborhood spirit.
- It would be nice if the space bounded by Cairnsmore, Jubilee, and Cavell was developed into a playground. A dog park would be nice too.
- I love the areas of trees and open space.
- As much as possible.
- There is often garbage around the school yard and from 7-11 on the street boulevard. I love the big firs at Duncan elementary.
- This is also what will support community spirit and lead to a safer community.
- Green space, parks, and trails are very important.
- Love as long as it doesn't become a campground for the homeless folks. In all honestly I think an area should be open so homeless folks could have a camping place but a public park isn't it.
- Doing well, but more is better.
- The parks, open spaces, and old trees give the area a wonderful and unique character.
- Neighbourhood has good greenery and trees, there is room for improvement toward park space, even perhaps "micro parks" within different areas.
- Am grateful for the school grounds but something is missing. Park benches?
- Can the City partner with the school district to clean up Duncan Elementary's property?
- Open space is the school at the end of Nagle. Too many drugs and syringes left there now.
- There are no dog parks in the area.
- There are lots of great mature trees in this neighbourhood that should be protected. I'd like to see the community garden behind St. Andrew's church turned into a proper park with a playground for local children.
- Needed.
- Another park would be great.
- The under-utilized green space directly south of and adjacent to the Cowichan Valley Alternate School is a welcome 'unofficial' green space in the heart of the community. It's my strong hope that this area will be preserved in this function as a park or playground would be welcome additions to the community. Centennial Park is sometimes just a bit too far to walk to, especially with little people, and the volume of traffic along Government makes the trip less than pleasant when on foot.
- I would like to see the greenspace we have maintained and more greenspace set aside. I am disappointed about the Hospice development because I feel the corner between Jubilee and Cairnsmore is a valued greenspace with nice trees. I would have wished for a park there. I hope the City can find more ways to establish greenspace. I like the new trees planted on Cairnsmore. I am thankful for the school parks and the community garden at the Presbyterian church.
- Please keep the few green spaces that we have.
- There is plenty once the Cairnsmore Lodge expands.
- Need more.
- Adequate.
- Could improvements to the Duncan Elem. playing fields make them more inviting for soccer and baseball? We definitely should preserve the big trees on the property.
- As much as reasonably possible.
- Tranquil, green areas (like church garden of remembrance), gardens and fruit trees (food security), play area.
- Need more... areas to walk in, sit in, etc. and enjoy the area.
- Nice addition of trees on Cairnsmore.
- Perhaps the school grounds could be developed into a park for everyone.
- Sufficient at present.
- SD field + playground is invaluable, although need maintenance and night-time security. Fencing + gating the parking lot of school would help.

TOPIC: ENVIRONMENT – Reducing greenhouse gas emissions, encouraging lower environmental footprints

- More areas to walk to town on an even slope would be nice and would get more people out walking and leaving the cars at home.
- Good urban tree canopy but storm water is an issue.
- Noise pollution by-laws.
- Islay, Jubilee, Cairnsmore, and Government are all used as commuting routes and traffic can be very heavy. Is anything being done to address this?
- Anything to support lowering footprints sounds great.
- Additional business development at Cairnsmore/ Government would help with the number of amenities residents can visit without a vehicle. Improving access across Canada Avenue to Beverly would also help.
- YES! again, initiatives like this will lead to community spirit and safer neighbourhood.
- I really like that we can recycle our glass along with our other recyclables and that the city picks our yard waste. I would love to see more solar panel use if it was more reasonably priced.
- I am all over that in any way possible.
- Self-driving electric vehicles will be the norm sooner than we think.
- The maintenance of boulevards by the City is good although more trees could be planted. Perhaps a proper bike lane would increase residents to cycle more often.
- Proximity to downtown makes this neighbourhood naturally lower on footprint scale as we can easily walk + bike.
- The neighbourhood does well in this area in that there is good sidewalk and road (cycling) space as well as good access to downtown. A possible future improvement could be designated cycle lanes on the streets but this would require balance with current parking availability.
- The community is already well situated to reduce GHG emissions, small homes on large lots, with excellent proximity to services means less reliance on home heating and cooling, fossil fuels for transport, and encourages home gardening.
- I think it would be great to have any new developments use recycled wastewater for irrigation. I would love more bike lanes. The environment is important to me.
- Important.
- More people would bike if it were safer on Cairnsmore.
- Encourage use of public transit to reduce greenhouse gases.
- I haven't noticed excessive emissions.
- Local traffic only on Cairnsmore Street.
- No large developments.
- A roundabout at the Cairnsmore + Government St. intersection would be a great improvement. I think we could fit one with a small centre circle.
- Absolutely.
- EV charging, no cell towers, bike friendly. Lots of trees.
- Haven't noticed a problem.
- Stricter control on rubbish being left by students.

TOPIC: HERITAGE, ARTS & CULTURE – Places to celebrate, ways to celebrate

- Architectural heritage yes, but first nations heritage?
- More public art, art fairs or art walk/history walk in the neighbourhood would be great.
- St. Andrew's would be happy to host more events for artistic groups in need of space.
- Seasonal community events would be lovely. The family that does the Haunted House on Spruce is wonderful, but what about other events/activities? Irene's dog grooming did an incredible Christmas display, what about encouraging more of that? A walking tour to see Christmas Lights?
- Art festival, community events at the scout hall, community trading event where we exchange items we are done with.
- I think this is more applicable in the downtown core. I feel the southern courtyard on Craig Street should be closed to vehicles at all times and designed as a more welcoming public space.
- Yes, feeds into all above answers.
- I would like to see the Guide Hall and Duncan Elementary school buildings preserved.
- Maybe a central hub where different displays of arts and culture could be presented. I wish there was some regular projects that involved indigenous and white folks so some of the crazy racism from both sides could start to be replaced with positive experiences of the other.
- Build for the future and remember the First Nations' Heritage.
- Cairnsmore Neighbourhood Group would be a good place to start.
- There has been some talk of a potential Cairnsmore art walk featuring artists and artisans.
- See above comments regarding Community Spirit. Further, space for celebration and art could be introduced in expansion/development and renovation of commercial area on Govt and Cairnsmore St.
- Preserving the heritage nature of the community is important. So to accessibility for the Guide Hall, which is an excellent community space.
- It would be great to have more public art, heritage markers, and neighbourhood arts and culture events.
- Would like to see the old school on Cairnsmore used more after the Games are done.
- Important to have a place to celebrate.
- Another park please.
- A totem pole primarily for our seniors long lives.
- It would be nice to see the Girl Guides Hall restored and celebrated as a community gathering space. If there was an annual neighbourhood street party, QMS would love to participate.
- Adequate-downtown does a good job
- Downtown Duncan provides this
- I would like to see the Guide Hall preserved for community events.
- Preservation of heritage.
- We are fortunate to be close to Duncan's celebrations, music, etc. Safe stairs and safer slope for strollers to Centennial Park (presently very steep and gravel - slipper). 'Hub' like centre for community arts, etc.
- Accessibility is very good.
- Utilize school in evenings.

QUESTION: Do you have any additional comments or ideas about the Cairnsmore neighbourhood you would like to share at this time?

- Need a plan to reduce people speeding down Islay Street and Cairnsmore.
- I would love a history tour, perhaps plaques at the houses mentioning their history, date built, etc. Perhaps more plaques around the neighbourhood speaking of the history like we have in downtown Duncan. I believe we must preserve the history and do not develop or modernize the area. I want to stay living in a historic neighbourhood, with the lush gardens and lawns that we see, without high density apartments, etc. Cairnsmore is a well kept neighbourhood, with very little run down. There are other areas of Duncan that need revitalization. I would not like to see much changed in Cairnsmore. I feel strongly about this.
- More traffic calming measures would be good, people go over 30km/hr all the time and there are a lot of kids running around. Perhaps more consultation/education regarding home businesses and what is acceptable and what is not.
- We would like to see some of the branches thinned on Duncan Elementary property and the boulevards are not being maintained properly by some home owners and yards with heavy weed problems should be encouraged to also maintain this. Also there should be a lot more encouragement for sidewalk snow removal in the winter. We would also like to see some boulevard trees planted on our street. We have planted a few of our own but neighbors should be encouraged to do this. We used the discount card from Dinters Nursery to purchase ours.
- Thank you for this opportunity to have a voice and for your work to ensure we maintain a lively, thriving, beautiful, connected community!
- I feel the neighborhood is in great shape overall, and would encourage the City of Duncan to try and preserve the look and feel of the area while improving opportunities for business development at Government/Cairnsmore, creating a neighborhood recreation space, and improving safety on local streets by reducing traffic speeds.
- I have lived in the neighbourhood for the past 22 years. I know my neighbours and I feel connected to the area. I would like to see it maintain its special character and become a Cairnsmore village concept. Markets, cafes, and small businesses, mixed with residential single family and multi-family. I would not want any large tenement style apartments, such as the Gala Vista. The architecture needs to be post-modern and maintain the history and character.
- I love the fact that the lots are large enough to have a yard with a nice sized house on them. I would like to see some of the empty lots converted into family homes, small town homes would be fine but I would not like to see apartments or 2-4 story developments on large scales.
- I really enjoy our neighbourhood and neighbours and feel grateful to live in a great community.
- I don't think so but I do want to say how I appreciate this proactive approach from the City of Duncan - it shows politics at its best.
- You're doing a great job. Keep it up.
- Is the empty lot on the corner of Cavell & Cairnsmore private? If not, maybe this could be utilized better as a green space within the community?
- It would be great to preserve the old schools in the area. They provide quite a bit of charm to the neighbourhood.
- I am just outside the neighbourhood as you have it on your map and am disappointed our street is not included, as we walk in the Cairnsmore area, shop at the 49th, and go to the Fish Bowl.
- Traffic light at Cairnsmore and Cavell. Fix bump outs. Solution for security at stairs.
- How do we keep our neighbourhood safe? There have been several thefts of garden equipment being stolen in our area.

- I am concerned that development of the institutionally-zoned property, currently owned (I think) by the School District, and adjacent to the current site of the Cowichan Valley Alternative School building will be developed in a way that does not fit with the character and integrity of the existing community. E.G. expansive commercialization or development of high-density multi-family housing. I think all residents understand the need for affordable housing within the community, and I suspect this may be partially what is driving the development of this neighbourhood plan; however, there are very real concerns associated with this that I think need to be recognized and proactively managed in order to avoid long-term problems and a fundamental change in the character of the neighbourhood. It also strikes me that there is under-utilized space surrounding the Duncan Elementary school building. I hope that these spaces can be developed into needed park and playground space, which would be a good fit for the day cares currently operating in the area and, I believe, well used by residents. Another potential use, if affordable housing is a priority, would be to consider development of a co-housing model with shared green spaces and designed to reduce reliance on cars. I think the Cowichan Valley is ripe for development of this type of housing model (see <http://cohousing.ca>). Finally, it's my sincere hope that this neighbourhood plan and any future development of the area will adhere to the principles outlined by Charles Montgomery and the Happy City approach to urban development (<https://thehappycity.com>).
- Our comments represent Queen Margaret's School. We would very much like to be involved in any transportation planning discussions. We were made aware by the City of Duncan about plans for a roundabout at the intersection of Cairnsmore, College, and Government Streets. This will have a significant impact on the School. Thank you!
- More walk-throughs by bylaw officers or commissionaires re: hedges and tree encroachment on sidewalks. Enforcing existing bylaws.
- Although I my house is not within the boundary of Cairnsmore as shown on the map, I live a couple blocks away on Government Street. I am in the Cairnsmore area daily, walking my dogs, picking up groceries at 49th (we still call it Bruce's), driving up from Canada Ave, Philip, Islay, Cairnsmore, Gov't on my way home. My kids are grown up now, but there is a lack of public play space for children. Yes, there is the playground at Duncan El., but it is not welcoming. Are the public allowed to use it on school days? Dogs are not welcome there, nor the fields near St. Andrews. A dog friendly or better yet off leash space would be great. It does not make sense to drive to the end of Beverly to let my dogs run around, when there are fenced fields, that are never used, a couple blocks from my house. A space like Hecate Park in Cowichan Bay would be great, some picnic tables, room for kids to run around, poo bags, and a garbage can would be an asset to the community. I do not know of any land in Cairnsmore that is designated as public park. A community garden with extra high raised beds for seniors would be another asset to the community. Yes there is one down the hill in Centennial Park, but one closer to this neighbourhood would benefit those who live here. Is allowing secondary suites in the plans? I think it is a good way to increase density, but there is an issue of parking. I think secondary suites work best if the property owner lives in the home. There appears to be more accountability by both the tenants and landlords if the home owner is living here too. When the new hospital is built the community will change again. Until the hospital property is redeveloped the whole area will be in flux. If the current hospital land is developed for housing, there is a great opportunity for mixed density residential with both owned and rented units, plus hopefully some lower income and seniors homes. If residential goes in that space, it will encourage 49th to keep the store open as they will continue to have a customer base. I do not want to see any fast food places opening up in this area, nor anything with a drive through.
- Any new buildings should reflect the architectural character of the neighbourhood.

- I grew up in the town of Fort Langley and have always appreciated the way they managed development of commercial and residential buildings in a way that preserved the heritage character of the community and the walkability of the town. I would like more trees to be protected, assurance that heritage buildings will be saved, and new construction managed in a way that meets the character of the neighbourhood. I am very concerned about drought and water usage. I feel as though the City of Duncan and North Cowichan are missing opportunities to protect our water when they approve new developments. Now is the time for us to be insisting that new developments include water saving measures like wastewater recycling. Thank you for offering this survey and hosting the public meeting. I hope that these consultations will result in the maintenance of what I value most here and even lead to an improvement of community.
- Calming areas should be installed on Cairnsmore and Islay and Holmes. These streets are used as freeways. Everyone in a hurry to get somewhere. Cairnsmore to get to Jubilee, Islay to get to Philips and Canada and Holmes for employees to get to the extended care hospital. At least there should be 30 mph speed zones.
- We have lived in our home on Holmes St. for 37 years. It remains a safe, quiet, conveniently located neighborhood in which to raise a family without the wasted time of commuting to town and schools from a rural suburb. Thanks!
- We have resided on Nagle Street for 22 years. Our home is circa 1910 and we are very proud of the accomplishment of maintaining the character of the home and its blending with the culture of the surrounding neighborhood. We consequently wish to preserve the status quo of the Cairnsmore District. Thank you.
- I really enjoy walking around this neighbourhood. For the most part I would want to see the Duncan Elementary School continue to be used as a school and perhaps administrative office. This area has a pleasing variety of homes to enjoy walking by and chatting with residents now and then.

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